



**RIVERTON CITY
REGULAR CITY COUNCIL MEETING
AGENDA**

December 16, 2014

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **5:30 p.m.** on **December 16, 2014** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scouts
 2. Recognition of "2014" DARE Program Tee Shirt Design" Contest Winner – *Lt. Rod Norton*
 3. Recognition of Citizen Award – Kids Room at UPD Riverton Precinct – *Lt. Rod Norton*
4. Public Comments

2. PUBLIC HEARINGS – *There are no Public Hearings scheduled.*

3. DISCUSSION/ACTION ITEMS

1. Water Choice Ballot Results – **6:00 p.m.**
2. Multi-Family Site Plan, Residence at Park Avenue Phase 3, 1950 West Park Avenue, RM-8-D Zone, 20 Units, 2.52 Acres, Brad Reynolds Construction, Applicant – *Jason Lethbridge, Planning Manager*

4. CONSENT AGENDA

1. **Minutes:** RCCM 12-02-14
2. **Bond Releases:**
 1. Manchester Fields (Landscaping) – 90% Performance
3. **Resolution No. 14-76** – Appointment of City's Representative, Paul Wayman, to the Association of Municipal Councils
4. **Resolution No. 14-77** – Ratifying the change orders with Vancon Inc. on the Secondary Water Connection and PRV Replacement at Mountain View Park Project

5. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

6. ELECTED OFFICIAL REPORTS

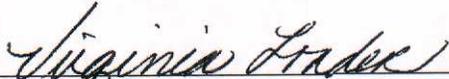
1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Trent Staggs
4. Council Member Sheldon Stewart
5. Council Member Tricia Tingey
6. Council Member Paul Wayman

7. UPCOMING MEETINGS

1. January 6, 2015 – 6:30 p.m. – Regular City Council Meeting
2. January 13, 2015 – 6:30 p.m. – Regular City Council Meeting
3. January 20, 2015 – 6:30 p.m. – Regular City Council Meeting
4. January 27, 2015 – 6:30 p.m. – Regular City Council Meeting

8. ADJOURN

Dated this 12th day of December 2014



Virginia Loader, MMC
Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

The City Office is an accessible facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least two business days in advance of the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 12th day of December 2014

Virginia Loader
Recorder



Item No.3.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: MULTI-FAMILY SITE PLAN, RESIDENCE AT PARK AVENUE PHASE 3, 1950 WEST PARK AVENUE, RM-8-D ZONE, 20 UNITS, 2.52 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT	Meeting Date: December 16, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
<p>Background:</p> <p>Brad Reynolds Construction has submitted an application requesting approval of a multi-family residential site plan proposed to be located at 1950 West Park Avenue (12765 South). The property is zoned RM-8-D (Residential multi-family 8 units per acre Downtown). Property to the north is zoned C-D (Commercial Downtown) and is currently occupied a vacant building and parking area. To the east and south property is zoned R-4 (Residential ¼ acre lots) and are utilized as single-family residential. To the west property is zoned CD-EHO (Commercial Downtown Elderly Housing Overlay). There is property zoned RM-8-D located to the north east of the subject property.</p> <p>The applicant is proposing to construct 20 attached townhouse style residential units on property totaling approximately 2.5 acres. The site will be constructed with an access at the east onto 1950 West and an access to the north onto Park Avenue. Three-plex and duplex type units will be located along Park Avenue with three-plex and four-plex style units south of the new drive. The density of the proposed development is 7.9 units per acre.</p>		
<p>Recommendation:</p> <p>On December 11, 2014, the Planning Commission voted to recommend APPROVAL of this multi-family site plan application.</p>		
<p>Proposed Motion</p> <p>I move the City Council APPROVE the Residences at Park Avenue Phase 3 multi-family site plan, application # PL-14-8012, located at 1950 West Park Avenue with the conditions outlined in the staff report.</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: December 16, 2014

SUBJECT: MULTI-FAMILY SITE PLAN, RESIDENCE AT PARK AVENUE PHASE 3, 1950 WEST PARK AVENUE, RM-8-D ZONE, 20 UNITS, 2.52 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT

PL NO.: 14-8012 – Residences at Park Avenue Phase 3, Multi-family Site Plan

On December 11, 2014, the Planning Commission voted to recommend **APPROVAL** of this Site Plan application. A record of motion and comment is included below. The Planning Commission recommended the following motion:

I move the City Council **APPROVE** the Residences at Park Avenue Phase 3 multi-family site plan, application # PL-14-8012, located at 1950 West Park Avenue with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Six foot solid masonry fencing installed along the southern and western property lines of the parking area.
5. Sidewalk shall be installed on the north side of Park Rim Way, including the western portion of that roadway.

BACKGROUND:

Brad Reynolds Construction has submitted an application requesting approval of a multi-family residential site plan proposed to be located at 1950 West Park Avenue (12765 South). The property is zoned RM-8-D (Residential multi-family 8 units per acre Downtown). Property to the north is zoned C-D (Commercial Downtown) and is currently occupied a vacant building and parking area. To the east and south property is zoned R-4 (Residential ¼ acre lots) and are utilized as single-family residential. To the west property is zoned CD-EHO (Commercial Downtown Elderly Housing Overlay). There is property zoned RM-8-D located to the north east of the subject property.

The applicant is proposing to construct 20 attached townhouse style residential units on property totaling approximately 2.5 acres. The site will be constructed with an access at the east onto 1950 West and an access to the north onto Park Avenue. Three-plex and duplex type units will be located along Park Avenue with three-plex and four-plex style units south of the new drive. The density of the proposed development is 7.9 units per acre.

The site plan has been reviewed against the RM-8-D ordinance for setbacks, parking, sidewalks, open space, guest parking, etc and does comply with all criteria as found in the RM-8-D zoning code. There

will be six foot (6') solid masonry fencing installed along the southern boundary adjacent to the single family residential homes.

The RM-8-D zoning ordinance does have specific design standards that read as follows:

"Exterior materials for all buildings in the RM-8-D zone shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the city council upon recommendation from the planning commission. A minimum of 25 percent of the exterior shall be brick or stone. Vinyl and wood siding are not permitted."

The structures that will be built will be similar if not identical to those already constructed in Phases 1 and 2 located to the north east of the subject property. Building exteriors feature a stone or brick wainscot and columns, stucco above with accented areas of fiber cement siding. The architecture as proposed does comply with the requirements as found in the RM-8-D zone.

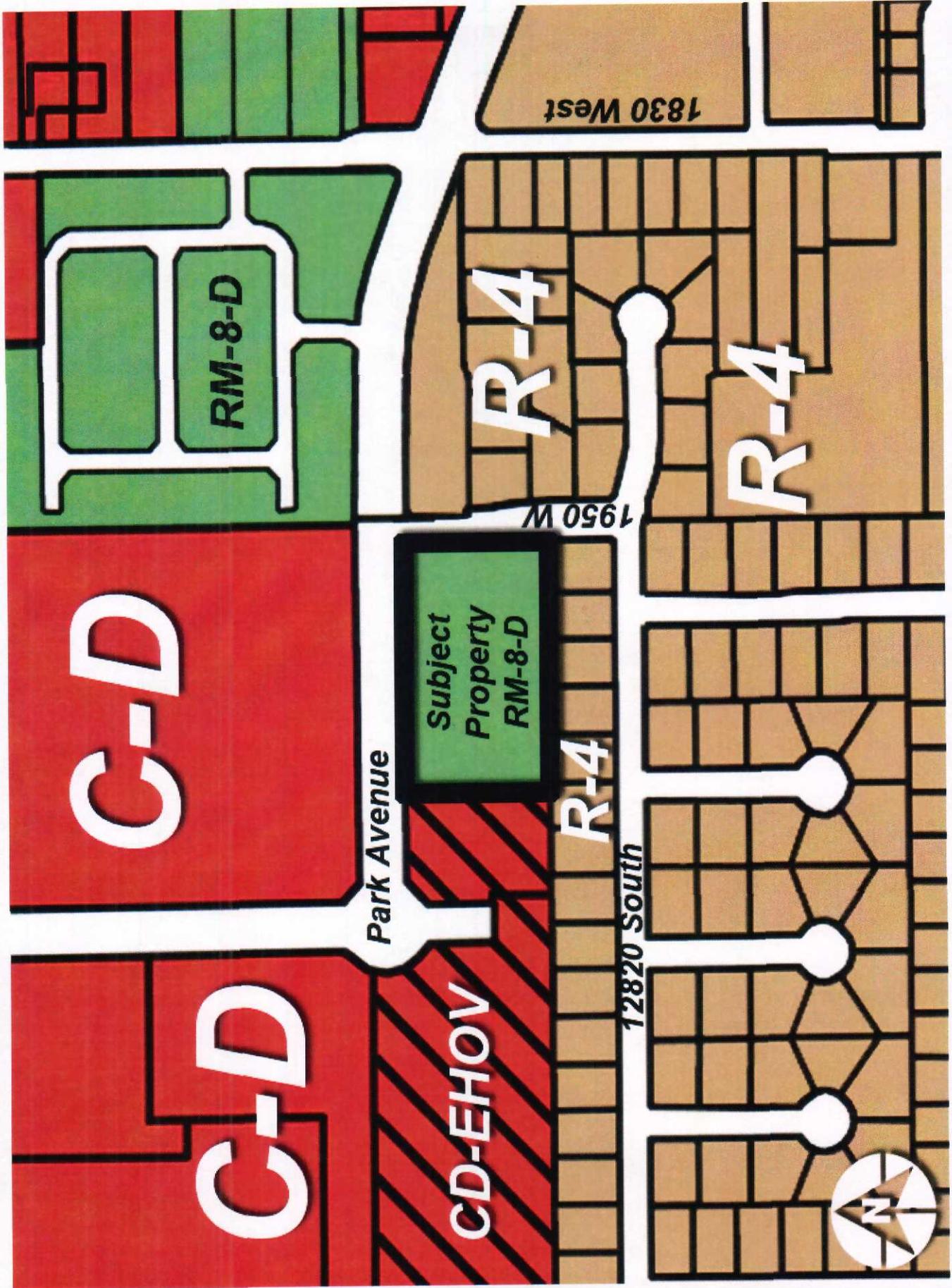
There were several residents who spoke at the public hearing, and all spoke in favor of the development. However, concerns were expressed regarding the additional traffic on 1950 West. The access point from this project onto 1950 West is important for circulation and access to and from the project, and the impact of additional traffic on 1950 should be minimal with the unit count in this project. It is unlikely a significant amount of traffic from this project will travel south into the residential neighborhood.

ATTACHMENTS:

The following items are attached for your review:

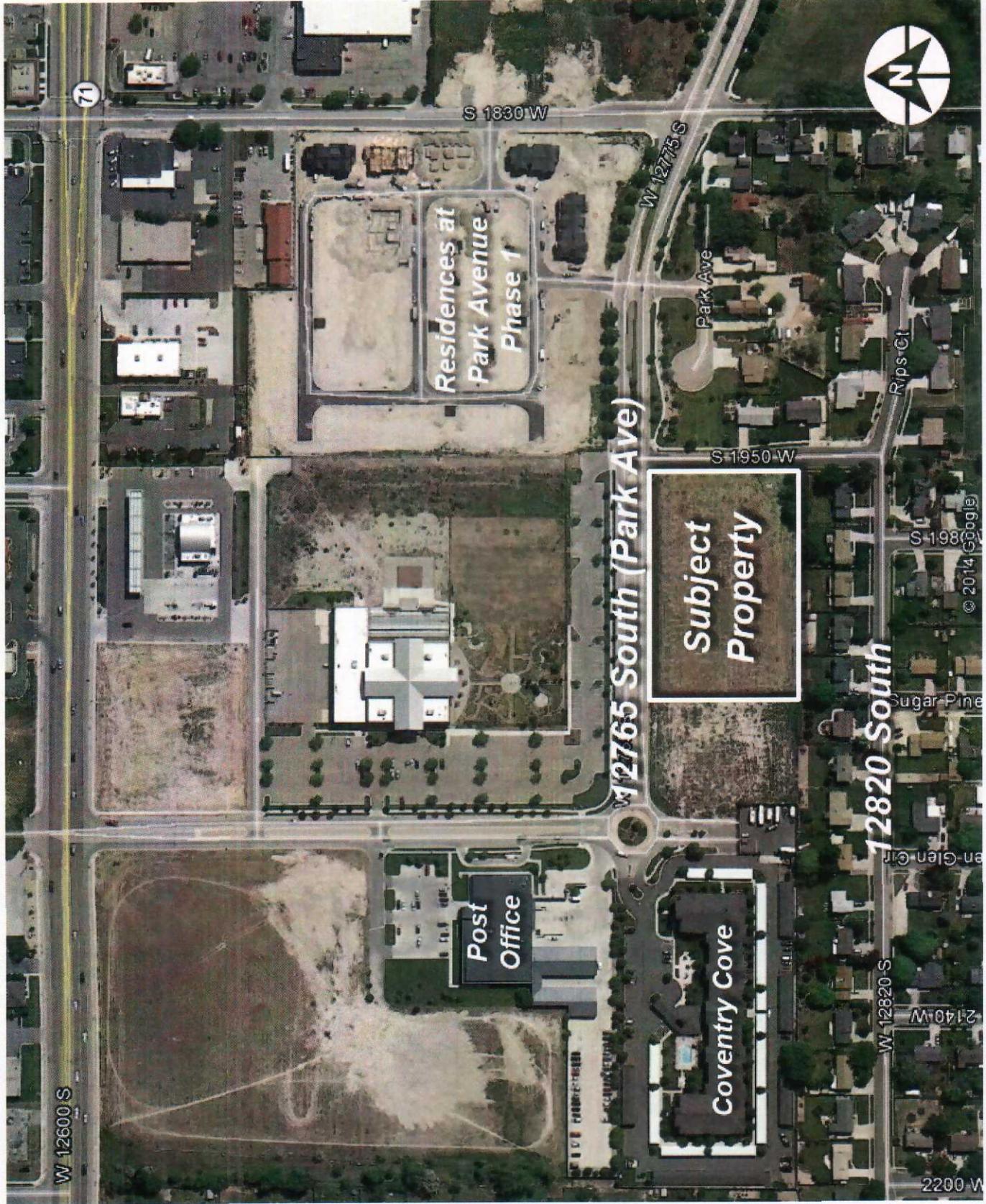
1. An copy of the Zoning and Aerial Views.
2. Site Plan materials.

The Residences at Park Avenue Phase 3

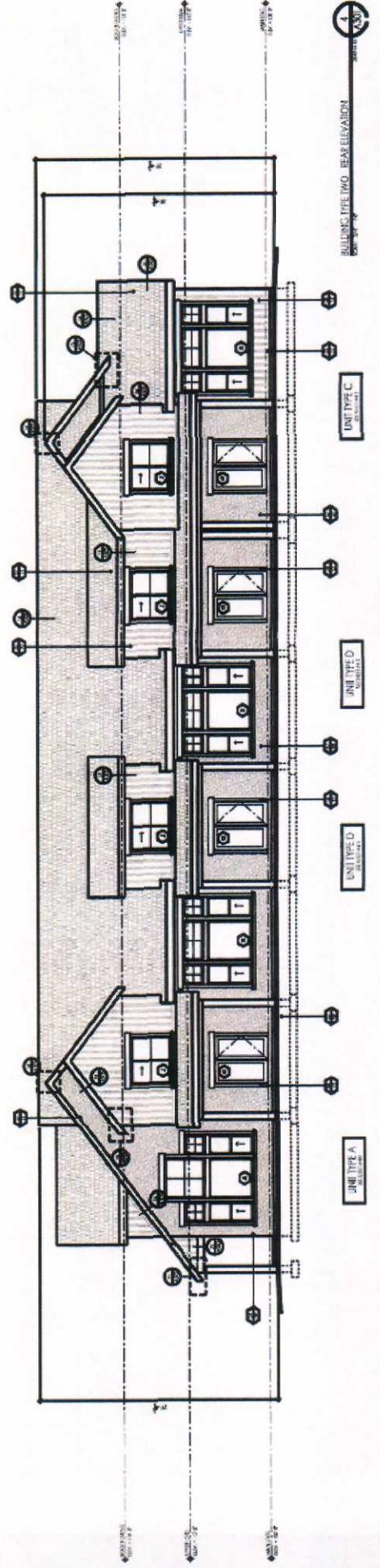
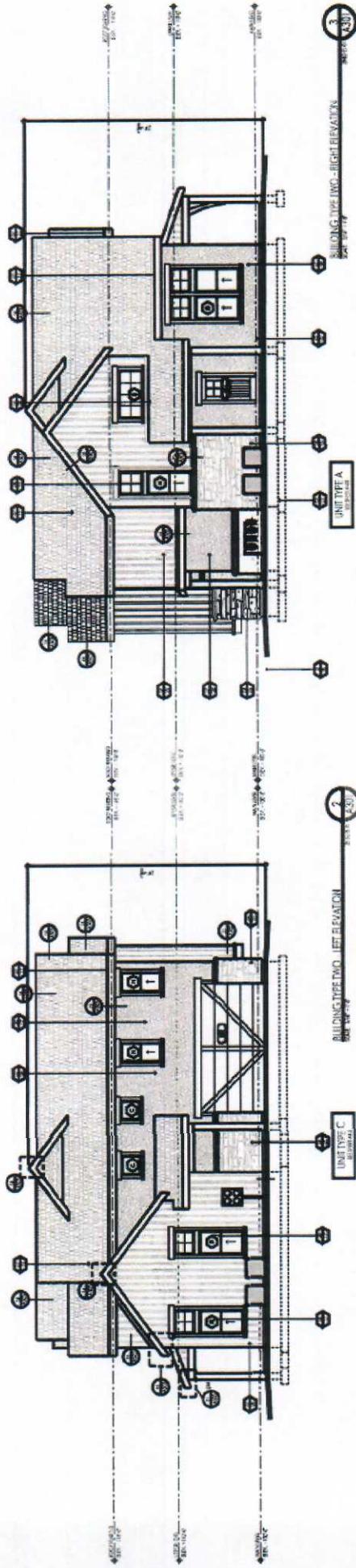
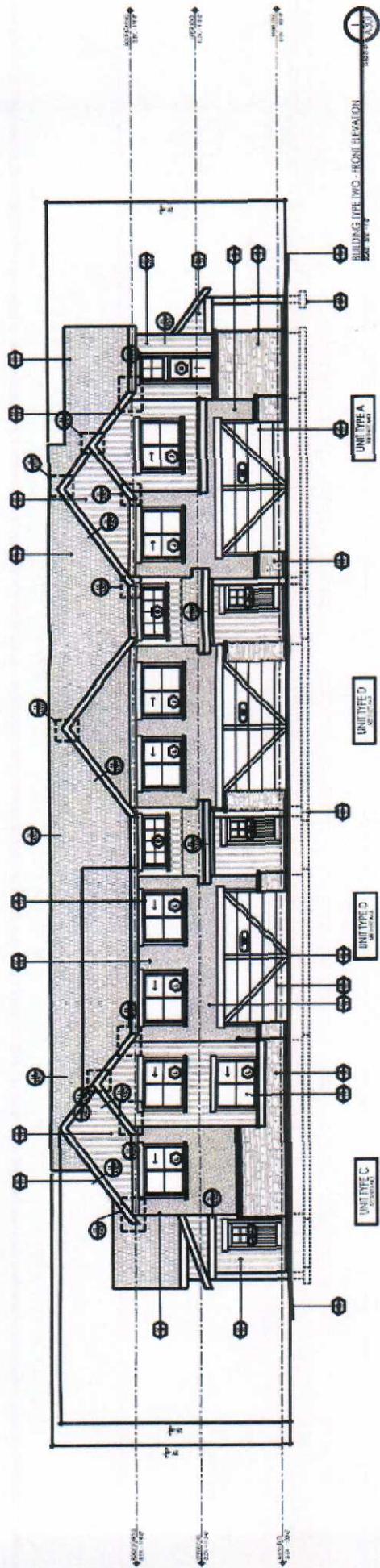


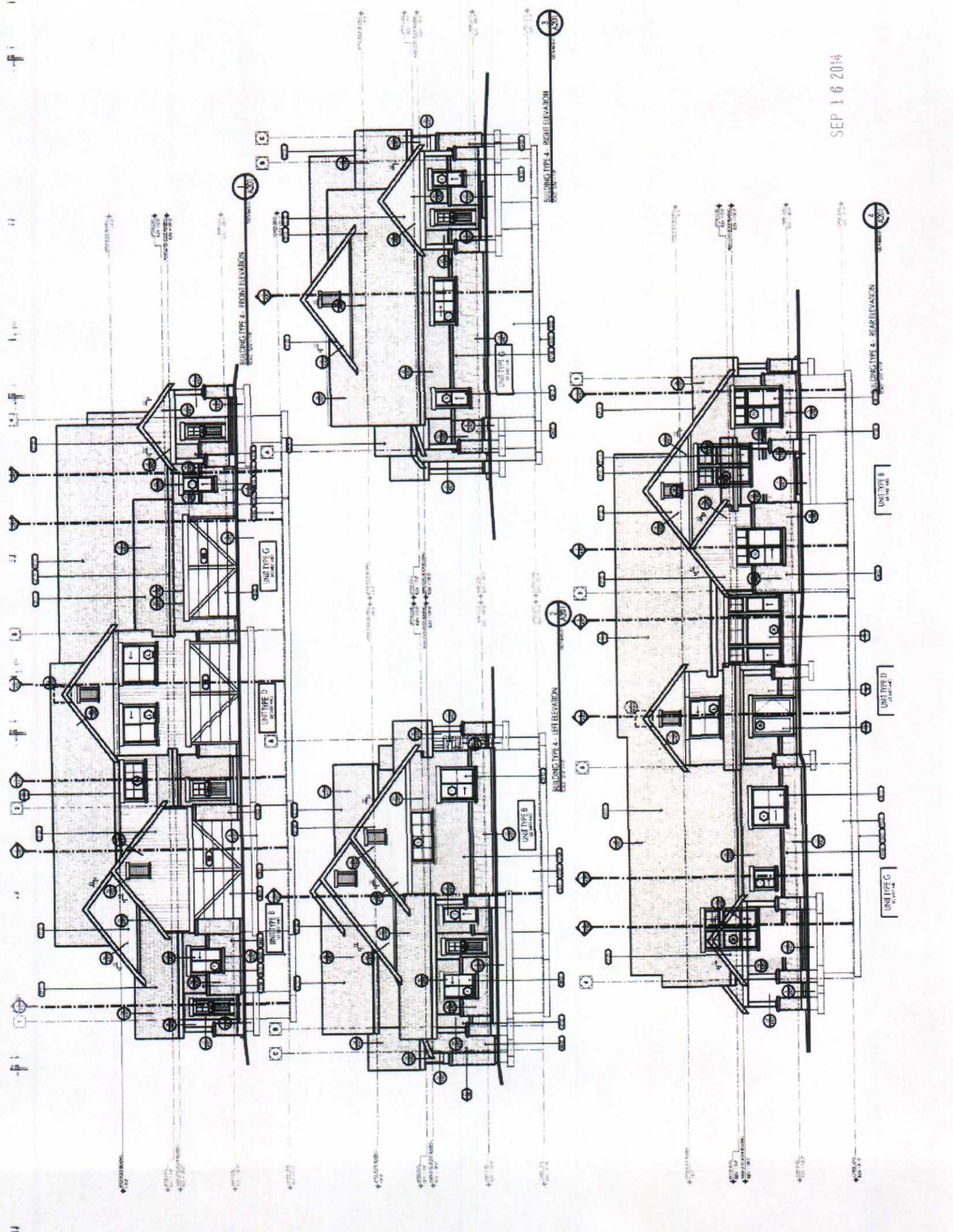
Zoning Map

The Residences at Park Avenue Phase 3



Aerial View





SEP 16 2014

Planning Commission Record of Motion

Meeting Date: December 11, 2014

Item: Alpha Warranty CUP Agenda Item# _1A_

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
Motion						✓	
Second							✓

Motion(s): Motion # _____ (if multiple motions)

I move that the Planning Commission recommend APPROVAL of the Alpha Warranty Building expansion, located at 12168 South Redwood Road, with the following conditions:

1. A minimum of two additional trees be planted on the north property line adjacent to the addition, of the same type and full growth height as the existing trees and at a minimum 1.5 inch caliper.
- ~~2. The applicant install and maintain blinds in the second story windows.~~
3. Exterior lighting on the new addition be shielded to minimize impacts to the adjacent properties.

lower 1/2 of windows screened w/ opaque material

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
AYE		✓		✓	✓	✓	✓
NAY							
ABSTAIN							

- PASS
- FAIL

PLANNING COMMISSION ATTENDANCE & COMMENT LIST

Meeting Date: _____

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
PRESENT		✓	✓	6:40 ✓	6:40 ✓	✓	✓
ABSENT	✓				✓		

Staff Present: Andrew Aagard, Planning Department; Casey Taylor, Deputy City Attorney;
 Gordon Miner, Engineering Department; Jason Lethbridge, Planning Department

PUBLIC COMMENTS:

ITEM 1.A

1 Charlie Anderson	2 Troy Matthews	3 Katie Anderson	4 Rick ?	5 Alan Carlson	6 Blake Anderson
7 [Casey Taylor comment from staff]	8 [Signature]	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24

ITEM 1.B

1 Talmage Ewts(?)	2 Earl Norman	3 Cory Nidsun	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20



Issue Paper

Item No. 4

Presenter/Submitted By: Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: December 16, 2014
	Fiscal Impact:
	Funding Source:
Background:	
<p>4. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 12-02-14 2. Bond Releases: <ol style="list-style-type: none"> 1. Manchester Fields (Landscaping) – 90% Performance 3. <u>Resolution No. 14-76</u> – Appointment of City’s Representative, Paul Wayman, to the Association of Municipal Councils 4. <u>Resolution No. 14-77</u> – Ratifying the change orders with Can con Inc. on the Secondary Water Connection and PRV Replacement at Mountain View Park Project 	
Recommendation:	
Approve the Consent Agenda as listed.	
Recommended Motion:	
“I move the City Council approve the Consent Agenda as listed.”	

1
2
3
4
5
6
7
8
9

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
December 2, 2014

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Trent Staggs
17 Council Member Sheldon Stewart
18 Council Member Tricia Tingey - *Excused*
19 Council Member Paul Wayman

20
21
22
23 **City Staff:**

Lance Blackwood, City Manager
Joy Johnson, Deputy Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager
Trace Robinson, Public Works Director
Jeff Hawker, Economic Development
Lisa Dudley, Finance Director
Rod Norton, UPD

24 **Citizens:** Wyoma Darlington, Michael Johnson, Erik Wright, Vanessa Wright, Candice Martin, Ashby
25 Andrews, Pati Inak, Rachel Hall, Make Packer, Necci Newbold, Jason Newman, Curtis Butterfield,
26 Connor Vincent, Brian Morrow, Chris Hoggard, Bryson Hoggard, Stuart Fjord, Rachelle Fjord, Norma
27 Bench.

28
29 **1. GENERAL BUSINESS**

30
31 **1. Call to Order and Roll Call**

32
33 Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance.
34 He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, and Wayman
35 were present. Council Member Tingey was excused.

36
37 **2. Pledge of Allegiance** – Boy Scout Bryson Hoggard directed the Pledge of Allegiance.

38
39 **3. Presentations/Reports**

40
41 **Fiscal Year Comprehensive Financial Report (CAFR) for Year Ended June 30, 2014**

42
43 Finance Director Lisa Dudley introduced her staff from the City Accounting Department, Kevin
44 Hicks, Jiny Proctor, Steve Elms, and Laura Bown; Ed Erickson and Rob Wood from Hansen,
45 Brandshaw, Malmrose, and Erickson. Mr. Wood presented the Comprehensive Financial Report
46 (CAFR), specifically pages 13 and 14. He reported a clean opinion or an “un-modified opinion,”
47 and commended Riverton Finance Department for their fine work in their reporting.

1 Mr. Erickson stated that the internal reporting process established by Riverton City was very
2 solid and it maintains good controls and procedures. He mentioned the Riverton Redevelopment
3 Agency (RDA), which recently sold some property, has resulted in a deficit balance. He said that
4 was a common practice and is not unusual; however, Utah law requires that deficits are reported
5 even though they are a technicality.

6
7 **4. Recognition of Boy Scout Troops**

8
9 Mayor Applegarth recognized the Boy Scouts in attendance.

10
11 **5. Riverton Choice Awards for Excellence in Education – Providence Hall Schools**

12
13 Council Member Sheldon Stewart presented the Riverton Choice Awards for Excellence in
14 Education for the following Providence Hall School students:

15
16 **David Wright - 5th Grade Student** – David is a 5th grade student at Providence Hall Elementary
17 School. He is a Student Body Officer for his grade level and has excellent grades as well. David
18 is outgoing, friendly and responsible. He is always willing to help his teacher, friends, and peers.
19 David is a great role model.

20
21 **Alise Rigby- 8th Grade Student** – Alise is a great student, athlete, and friend. She balances her
22 academics, athletics and social life very well and makes sure that she is dedicating enough time
23 to each. She works hard and is not afraid to ask for help when she needs it.

24
25 **Nikolina Pajic- 11th Grade Student** – Nikolina is an 11th grade student at Providence Hall High
26 School. She has a positive attitude and is involved in many activities. She is an accomplished
27 musician and competes at the state level in orchestra. Nikolina is a member of the National
28 Honor Society, plays volleyball and maintains a 3.9 GPA.

29
30 **6. Public Comments**

31
32 Mayor Applegarth explained the public comment procedure and called for public comments.

33
34 **6:53:26 PM** Michael Johnson stated that he wanted to thank the City for installing two solar
35 speed signs at 3600 West. He also thanked all City employees for their hard work during 2014.

36
37 **6:54:40 PM** Jody Wagstaff commented on the fencing for the church that was being proposed
38 later in the meeting. She expressed concerns regarding liability issues for the residents with
39 animals. She said she contacted Sim-Tec Fencing Company and asked if there had been any
40 testing done on the new product. She was told there had been no testing regarding large animals
41 and the fencing. Ms. Wagstaff requested that Council maintain the original requirement for solid
42 masonry fencing around the property.

43
44 **6:57:10 PM** Rachele Fjord expressed concerns regarding the proposed Sim Tec fencing and
45 said that she also contacted Sim-Tec and they would not guarantee their fencing against impact
46 from an animal. She also requested the solid masonry fencing requirement to be enforced.

47
48

1 [6:59:08 PM](#) There were no further public comments; therefore, Mayor Applegarth closed the
2 Public Comment period.

3
4 **2. PUBLIC HEARINGS**

5
6 **1. Public Hearing - Rezoning 8.65 acres located at approximately 2050 West 12600**
7 **South to RM-14-D, currently C-D Zone, Brad Reynolds, Applicant**

8
9 [6:59:22 PM](#) Jason Lethbridge, Planning Manager explained an application for a rezone of 8.65
10 acres located at approximately 2050 West 12600 South. He said the properties are currently
11 zoned C-D. The surrounding properties to the north, south, and west are also zoned C-D; the
12 properties to the east are zoned R-4. The proposed rezone of the properties is to RM-14-D,
13 allowing for multifamily development at a maximum density of 14 units per acre.

14
15 Mr. Lethbridge said the property has been zoned Commercial Downtown for many years, and
16 has had at one point several years ago an approved commercial development on the property that
17 was never constructed; however, the approvals for that development have lapsed. The owners of
18 the property have pursued commercial development, but, as with many of the remaining vacant
19 properties in Riverton's downtown, interest in commercial development of this size has primarily
20 shifted to the west. Riverton City has undertaken rezoning of several of the remaining vacant
21 areas in the downtown area from commercial to residential in an effort to provide additional
22 housing opportunities in the area and to boost economic development of the existing commercial
23 spaces. The properties developed as multi-family thus far in the downtown area have not been,
24 by virtue of size and situation, as suited to higher density development as this property is. He
25 said the property is not bisected by any existing or planned roadways, and is a shaped in a way
26 that is more conducive to a larger scale private community. Access to the site will be onto Park
27 Avenue and the planned signalized intersection at Park Avenue and 12600 South will allow for
28 controlled access at the intersection.

29
30 Mr. Lethbridge said that on November 13, 2014, the Planning Commission voted to recommend
31 approval of the proposed rezone.

32
33 Council Members discussed the fencing requirements for the proposed development. Mr.
34 Lethbridge stated that solid masonry fencing is a requirement for development of this area.
35 Council Members also discussed the General Plan and asked about the property's designation on
36 the General Plan.

37
38 [7:07:56 PM](#) City Attorney Ryan Carter, explained the Utah State law regarding "spot zoning".

39
40 Mayor Applegarth opened a Public Hearing and called for public comments.

41
42 [7:15:02 PM](#) Ray Lopez expressed concern regarding the RM 14D Zone. He would like the
43 property to stay Commercial and, if that does not work, he would prefer an RM 8D Zone.

44
45 There being no further comments, Mayor Applegarth declared the Public Hearing closed.

46
47 [7:17:44 PM](#) Brad Reynolds, Applicant, stated that he originally proposed a 25 unit per acre
48 development. At the time the 25 acre development was heard at Council many neighbors

1 expressed their concerns and disapproval. Since that time he said he has reevaluated and has met
2 with many of the surrounding neighbors. He is now proposing the 14 unit per acre development
3 and stated that he has listened to the neighbors and is willing to provide an 8 foot solid masonry
4 fence.

5
6 **Ordinance No. 14-23 – Rezoning 8.65 acres located at approximately 2050 West**
7 **12600 South to RM-14-D, currently C-D Zone, Brad Reynolds, Applicant**

8
9 Council Member Sheldon Stewart **MOVED** the City Council approve **Ordinance No. 14-23 -**
10 **Rezoning 8.65 acres located at approximately 2050 West 12600 South from C-D to RM-14-**
11 **D.** Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for
12 discussion on the motion. Mayor Applegarth then called for a Roll Call Vote. The vote was as
13 follows: Johnson-Yes, Staggs-No, Stewart-Yes, Tingey-Excused, and Wayman-No. A tie vote
14 occurred and Mayor Applegarth voted yes to break the tie. **The motion passed unanimously.**

15
16 **7:23:40 PM** Council Members discussed the need for a “walk around town” area in the down
17 town Riverton. They requested further discussion during the Strategic Planning Sessions.

18
19 Mayor Applegarth led discussion regarding economic development of Riverton and said that the
20 property owners of this parcel do not feel the property has commercial development potential;
21 consequently, they have reduced their asking price from a commercial based price to one
22 conducive for development of residential housing. Mayor Applegarth said he feels the proposed
23 housing project is a benefit to the City and its economic growth.

24
25 **2. Public Hearing - Michael Packer has applied for rezone of 2.02 acres located at 1138**
26 **W 13200 S from R-1 (SF Res. w/ 1 acre min.) to RR-22 (SF Res w/ ½ min)**

27
28 **7:36:39 PM** Jason Lethbridge, Planning Manager, explained that Michael and Sandra Packer
29 submitted an application requesting that 2.02 acres located at 1138 West 13200 South be rezoned
30 from its existing zoning of R-1 (Residential 1 acre lots) to RR-22 (Rural Residential ½ acre lots).
31 Properties to the north and to the west are zoned R-1. Properties to the east and south are zoned
32 RR-22.

33
34 Mr. Lethbridge said the General Plan designation for all of the properties within this area is
35 Estate Density Residential. This designation carries a requirement of ½ acre minimum lot size.
36 The R-1 and the RR-22 zoning districts comply with this designation. He said the R-1 and the
37 RR-22 Zones are essentially the same zone with the only difference being that of minimum lot
38 size. The R-1 zone requires a minimum lot size of 1 acre while the RR-22 requires a minimum
39 lot size of ½ acre. Both of these zoning districts carry animal rights. Therefore, by rezoning
40 from R-1 to RR-22, there will be no conflicts of land use regarding the keeping of large animals,
41 as both zones permit the keeping of large animals.

42
43 Mr. Lethbridge said that on October 23, 2014, the Planning Commission voted to recommend
44 approval of this rezone.

45
46 **7:39:52 PM** Mayor Applegarth opened a Public Hearing and called for public comments. There
47 were no comments. Mayor Applegarth declared the Public Hearing closed.

48

1 **Ordinance No. 14-24** – Rezoning 2.02 acres located at 1138 West 13200 South From R-1
2 **(Residential 1 Acre Lots) To RR-22 (Rural Residential ½ Acre Lots), Michael and Sandra**
3 **Packer, Applicants**
4

5 7:40:13 PM Council Member Brent Johnson **MOVED** the City Council approve **Ordinance**
6 **No. 14-24 - Rezoning 2.02 acres located at 1138 West 13200 South from R-1 to RR-22.**
7 Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for
8 discussion on the motion. Mayor Applegarth then called for a Roll Call Vote. The vote was as
9 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused, and Wayman-Yes. **The**
10 **motion passed unanimously.**
11

12 **3. DISCUSSION/ACTION ITEMS**
13

14 1. **Resolution No. 14-74** – Approving the Revised 2014 Water Conservation Plan
15

16 Scott Hill, Water Director, explained that the State of Utah Division of Drinking Water (House
17 Bill 153) required Riverton City to establish a goal of reducing its culinary water consumption
18 by half. The proposal was adopted in March of 1999; the Water Conservation Act also required a
19 Water Conservation and Management Plan be implemented and updated every four years. Utah
20 State requirements indicated that 2014 is the required year for the City's third update since
21 implementation in 1999. He said the 2014 update requires City Council's approval prior to the
22 December 31, 2014 deadline.
23

24 7:46:02 PM Discussion regarding the growth and build out of the City and culinary water rates
25 was held.
26

27 Council Member Paul Wayman **MOVED** the City Council approve **Resolution No. 14-74** –
28 **Approving the Revised 2014 Water Conservation Plan.** Council Member Sheldon Stewart
29 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. Mayor
30 Applegarth then called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes,
31 Stewart-Yes, Tingey-Excused, and Wayman-Yes. **The motion passed unanimously.**
32

33 2. **Amended Commercial Site Plan-Fencing** - Holy Trinity Lutheran Church and
34 **School, 13249 South Redwood Road, RR-22 Zone, Kevin Andrews representing the**
35 **Holy Trinity Lutheran Church, Applicant**
36
37

38 7:51:03 PM Jason Lethbridge, Planning Manager, explained In July of this year, the Holy Trinity
39 Lutheran Church received site plan approval for a church meeting house and school to be located
40 at 13249 South Redwood Road. The property is zoned RR-22 (Rural Residential ½ acre lots) as
41 are all of the surrounding properties. Those properties do have animal rights and many of the
42 properties currently have horses.
43

44 Mr. Lethbridge said that in the approval, the Council required solid masonry fencing surrounding
45 the property; however, the applicant has proposed an alternative fence type, SimTek fencing,
46 which is a cast vinyl fence.
47
48

1 [7:55:05 PM](#) Kevin Andrews, President of Holy Trinity Lutheran Church, spoke and requested
2 the Council to reconsider the solid masonry fencing requirement and stated that the cost of solid
3 masonry is substantially more than the proposed Sim Tec fencing.

4
5 Council Members discussed the adjacent properties and the animals housed on those properties.
6 There was discussion regarding the various uses of vinyl fencing, rhino rock fencing and the new
7 proposed Sim Tec fencing.

8
9 [8:07:29 PM](#) Scott, National Accounts Manager for Sim Tec in Orem, said that the Sim Tec
10 fencing product can sustain winds more than 100 mph. The company has not tested for large
11 animal impact; however, they have tested for other types of impacts.

12
13 [8:11:58 PM](#) Ryan Morrow, Rhino Rock, stated that a water test had been conducted with a water
14 panel to determine the strength of the fencing product; the product will hold approximately 60
15 pounds per square foot. He feels that an animal leaning against the product would hold. Also, the
16 product is warranted against damage and replacement and may be installed without the burden of
17 heavy equipment.

18
19 [8:16:26 PM](#) City Attorney Ryan Carter talked about the fencing issues as written in the letter
20 received from Holy Trinity Lutheran. He said that Council for Holy Trinity has asked that the
21 City reconsider their request for alternate fencing materials stating that the cost for solid masonry
22 is too high and presents a financial burden for Holy Trinity. Mr. Carter cited Utah State Code
23 and discussed fencing options.

24
25 Council Member Trent Staggs **MOVED the City Council AMEND Condition #6 of the Site**
26 **Plan Approval for the Holy Trinity Lutheran Church and School, located at 13249 South**
27 **Redwood Road to include:**

28
29 **#6. The Fencing shall consist of Rhino Rock, or an equal or better product.**

30
31 Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for
32 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
33 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused, and Wayman-Yes. **The**
34 **motion passed unanimously.**

35
36 **4. CONSENT AGENDA**

37
38 [8:33:19 PM](#) Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 11-11-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-71** - Establishing Annual Meeting Schedules for the Year 2015
4. **Resolution No. 14-72** - Accepting the Fiscal Year 2014 Comprehensive Annual Financial Report for Riverton City
5. **Resolution No. 14-73** – Approving the execution of an agreement between Riverton City and the Salt Lake Chamber of Commerce
6. **Resolution No. 14-75** – Authorizing the Mayor to execute an Agreement Addendum with Freada Mascaro, Stacey Mascaro, and the James M. Mascaro Family Ltd

Partnership to clarify and amend the terms of an Agreement for the Acquisition of Approximately 2.83 Acres of Land at 4150 West 12600 South

1
2 Council Member Paul Wayman **MOVED the City Council approve the Consent Agenda**
3 **removing item 4.3.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor
4 Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote.
5 The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused, and
6 Wayman-Yes. **The motion passed unanimously.**
7

8
9 **3. Resolution No. 14-71 - Establishing Annual Meeting Schedules for the Year 2015**

10 [8:35:25 PM](#) Discussion regarding the purpose for scheduling three meetings per month occurred.
11 Mayor stated that the anticipated number of business items scheduled for the first six months of
12 2015 would be extensive and necessitates the proposed three meetings per month.

13 Council Member Sheldon Stewart **MOVED the City Council approve Resolution 14-71**
14 **Establishing the Annual Meeting Schedule for Riverton City for the Year 2015, and remove**
15 **November 24th and December 22nd as Designated Council Meetings.** Council Member Trent
16 Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there
17 being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes,
18 Stewart-Yes, Tingey-Excused, and Wayman-Yes. **The motion passed unanimously.**
19

20 **3. STAFF REPORTS**
21

22 **City Manager Lance Blackwood – [8:38:57 PM](#)** Chief Norton stated that, as our new next door
23 neighbor, it is his recommendation that all systems regarding security for City Hall be reviewed
24 and do the necessary operational testing.
25

26 **1. Safety Training – No Report**
27

28 **6. ELECTED OFFICIAL REPORTS**
29

30 **Mayor Bill Applegarth – [8:41:02 PM](#)** spoke of the recent traffic fatality that occurred on the
31 Bangerter and Redwood Road intersection in Riverton. He praised the efforts of Representative
32 Dan McKay in reaching out to law enforcement officials to cover the area.
33

34 **Council Member Brent Johnson – [8:49:24 PM](#)** stated that 65% of the accidents on the Utah
35 Highways could be prevented. He expressed concern regarding the recent fatality. He thanked
36 staff for the Thanksgiving luncheon recently put on by the Recreation Staff; additionally, the
37 Christmas celebration was wonderful and staff is to be commended.
38

39 **Council Member Trent Staggs – [8:53:49 PM](#)** said he wants to reach out to Sheriff Winder
40 regarding the need for increased coverage in our City. He also reported that he recently attended
41 the UPD Citizens Police Academy. He asked for further discussion regarding the walking
42 districts in Riverton during the Strategic Plan in January.
43
44

1 **Council Member Sheldon Stewart** – [8:57:21 PM](#) asked for a future discussion regarding an
2 update on the webpage from Angie Trammell, as well as other communications updates. Mr.
3 Stewart would like to start the December 16th meeting at 5:30 pm and receive a phone call and
4 email regarding the Culinary Water Voting results from the independent voting company at 6:00
5 pm, which will be viewed by all at that time.

6
7 **Council Member Paul Wayman** – [9:03:31 PM](#) reported that he experienced a recent water leak
8 at his home and the Water Department responded very quickly and efficiently.

9
10 **7. UPCOMING MEETINGS**

11
12 Mayor Applegarth reviewed the following upcoming meetings:

- 13
1. January 6, 2015 – 6:30 p.m. – Regular City Council Meeting
 2. January 13, 2015 – 6:30 p.m. – Regular City Council Meeting
 3. January 20, 2015 – 6:30 p.m. – Regular City Council Meeting
 4. January 27, 2015 – 6:30 p.m. – Regular City Council Meeting

14
15 **8. CLOSED SESSION**

16 **1. Discussion of the character, professional competence, of an individual**

17
18 Council Member Sheldon Stewart **MOVED the City Council adjourn and meet in a Closed**
19 **Session to discuss the character, professional competence of an individual.** Council Member
20 Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the motion;
21 there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-
22 Yes, Stewart-Yes, Tingey-Excused, and Wayman-Yes. **The motion passed unanimously and**
23 **the Regular City Council Meeting adjourned at 9:16 p.m.**

24
25 **9. ADJOURN - 9:16 pm**

26
27
28
29
30 _____
31 Virginia Loader, MMC
32 Recorder

33 Approved: Pending Minutes
34

Item No. 4.2.1



Issue Paper

Presenter/Submitted By: G Trace Robinson	
Subject: Performance Bond release for MANCHESTER FIELDS (Landscaping)	Meeting Date: 12/16/2014
	Fiscal Impact: \$N/A
	Funding Source: N/A
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the MANCHESTER FIELDS (Landscaping) and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Performance release of the bond and that the City accept the improvements.	
Recommendation: It is recommended that approval be give to release 90% of the bond and that the City accept the improvements.	
Recommended Motion: Motion for approval of bond release.	

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **MANCHESTER FIELDS (Landscaping)**
2. Address: **11926 S REDWOOD RD**
3. Subdivision Developer: **HENRY WALKER HOMES**
4. Bond Company: **Riverton City**
5. **90%** Bond Release Request date: **November 19, 2014**
6. Date of bond release approval by City Council: **December 16, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 8,228.25**

Date of bond release approval by Staff: **December 1, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

MANCHESTER FIELDS Improvement	ORIGINAL BOND AMOUNT 9/29/2014	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 129,179.82							\$ -
Secondary Water	Separate Agreement							-
Demolition	Separate Agreement							-
Storm Drain	Separate Agreement							-
Streets	Separate Agreement							-
Sidewalk & Signs	Separate Agreement							-
Street Lights	Separate Agreement							-
Fencing & Landscaping	9,142.50			12/16/2014	8,228.25			914.25
Record Drawings & GIS	Separate Agreement							-
Other	-							-
								-
								-
								-
								-
								-
Total	\$ 138,322.32		\$ -		\$ 8,228.25		\$ -	\$ 914.25

Total amount of bond release requested: \$ 8,228.25

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.


Public Works Director/ City Engineer

12-1-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.



Issue Paper

Item No. 4.3

Presenter/Submitted By:	Mayor Applegarth	
Subject: Resolution No. 14-76 – Appointment of City's Representative, Paul Wayman, to the Association of Municipal Councils	Meeting Date: December 16, 2014	
	Fiscal Impact:	
	Funding Source:	
Background: At the RCCM held 01-07-14 Council Member Sheldon Stewart was appointed as the City's representative on the Association of Municipal Councils. However, due to other commitments and obligations of Council Member Stewart, Council Member Paul Wayman has agreed to serve as the City's representative at this time.		
Recommendation: Approve a resolution appointing Council Member Paul Wayman as the City's representative to the Association of Municipal Councils.		
Recommended Motion: "I move the City Council approve Resolution No. 14-76 – Appointing a City's Representative, Paul Wayman, to the Association of Municipal Councils."		

RIVERTON CITY, UTAH
RESOLUTION NO. 14-76

**A RESOLUTION APPOINTING A CITY REPRESENTATIVE TO THE ASSOCIATION
OF MUNICIPAL COUNCILS**

WHEREAS, Council Member Sheldon Stewart was appointed to represent Riverton City on the Association of Municipal Councils on January 7, 2014; and,

WHEREAS, Council Member Paul Wayman has agreed to serve as the City's representative on the Association of Municipal Councils; and

WHEREAS, the City Council finds and determines that Paul Wayman will faithfully protect the needs of Riverton City residents while serving as the City's representative.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. The Riverton City Council hereby provides its consent to the appointment of Paul Wayman to serve as the City's representative to the Association of Municipal Councils.

2. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 16th day of December 2014 by the following vote:

Council Member Brent Johnson	_____	Yes	_____	No
Council Member Trent Staggs	_____	Yes	_____	No
Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Tricia Tingey	_____	Yes	_____	No
Council Member Paul Wayman	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

Sheldon Stewart, Mayor Pro Tempore

Virginia Loader, MMC
Recorder

CERTIFICATE OF PASSAGE

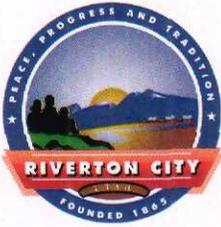
I, Virginia Loader, the duly acting and appointed Recorder for Riverton City hereby certify that the foregoing Resolution No. 14-76 was adopted by the Riverton City Council on the 16th day of December 2014.

Dated this 16th day of December, 2014



Virginia Loader

Virginia Loader, MMC
Riverton City Recorder



Issue Paper

Item No 4.4

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Ratify prior approval of change order number 1 and change order number 2 given to Vancon Inc. allowing them to continue working on the Secondary Water Connection and PRV Replacement at Mountain View Park Project	Meeting Date: December 16, 2014	
	Fiscal Impact: \$28,110.21	
	Funding Source: 53-75-700	
Background: The City contracted with Vancon Inc. to complete the Secondary Water Connection and PRV Replacement at Mountain View Park Project. The items on the change orders were items that were either unforeseen or not known at the time of the bid and therefore were not included in the bid. Because work could not continue without addressing these items staff approved the change orders allowing Vancon Inc. to continue.		
Recommendation: Staff's recommendation is to ratify the change orders approved allowing Vancon Inc. to continue working on the Secondary Water Connection and PRV Replacement at Mountain View Park Project.		
Recommended Motion: "I make a motion to approve Resolution No.14-77 ratifying change orders approved allowing Vancon Inc. to continue working on the Secondary Water Connection and PRV Replacement at Mountain View Park Project.		

RIVERTON CITY, UTAH
RESOLUTION NO. 14-77

**A RESOLUTION RATIFYING THE APPROVAL OF CHANGE ORDERS GIVEN TO
VANCON INC. ALLOWING TO CONTINUE WORKING ON THE SECONDARY
WATER CONNECTION AND PRV REPLACEMENT AT MOUNTAIN VIEW PARK
PROJECT.**

WHEREAS, Riverton City is required by ordinance to approve any change order that exceeds 10% of the original contract amount in a public meeting; and

WHEREAS, the Riverton City Engineer has determined that these changes are needed.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

Section 1. Riverton City ratifies the change orders approved allowing Vancon Inc. to continue working on the Secondary Water Connection and PRV Replacement at Mountain View Park Project.

Section 2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, this 16th day of December by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Trent Staggs	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No
Council Member Paul Wayman	___	Yes	___	No

RIVERTON CITY

William R. Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder



RIVERTON CITY ENGINEERING DEPARTMENT CHANGE ORDER

C.O.#	1
DATE	9/29/2014
PROJECT #	
CONTRACT DATE	
P.O. #	

PROJECT:	PRV
CONTRACTOR:	Van Con, Inc 1825 North Mountain Springs Pkwy Springville, Utah 84663

This Change Order amends the above referenced Construction Contract between the CONTRACTOR and OWNER. Unless specified otherwise, all provisions of the Contract Documents remain unchanged and apply to the Work defined herein. The prices set forth include all "overhead and profit" and represent the full cost to the OWNER for the Work.

Item	Description	Est. Qty.	Unit	Unit Price	Change In Contract Price
c.o.1-1	Upsize Vault	1	LS	\$1,717.47	\$ 1,717.47
c.o.1-2	Installation of T, sleeves, and adapter	1	LS	\$ 2,551.59	\$ 2,551.59
c.o.1-3	Tee, sleeves, adapter	1	LS	\$ 12,551.09	\$ 12,551.09
c.o.1-4	Upsize pilot springs	1	LS	\$ 184.82	\$ 184.82
c.o.1-5					\$ -
c.o.1-6					\$ -
c.o.1-7					\$ -
c.o.1-8					\$ -
c.o.1-9					\$ -
c.o.1-10					\$ -
c.o.1-11					\$ -
c.o.1-12					\$ -
c.o.1-13					\$ -
c.o.1-14					\$ -
c.o.1-15					\$ -
c.o.1-16					\$ -
Net Contract Price Change					\$ 17,004.97

NARRATIVE

1. original design needed to be modified to accommodate all required fittings inside of vault.
2. for 1-3 below.
3. connection to main
4. Spring rating requirements not specified in plans; valve required modification from stock

CONTRACT TIME SUMMARY

Description	Completion Deadline	Additional Days Added	Total Contract Time Change

CONTRACT PRICE SUMMARY

Description	PO #	Date	Amount
Original Contract Price	168 536		\$145,245.00
Change Order #1			\$ 17,004.97
Total Contract Price Including Change Orders			\$ 162,249.97

CONTRACTOR	<i>[Signature]</i>	DATE	11-26-14	PROJECT ENGINEER	<i>[Signature]</i>	DATE	11-20-14
CITY ATTORNEY		DATE		PURCHASING		DATE	
MAYOR		DATE		FINANCE		DATE	



RIVERTON CITY ENGINEERING DEPARTMENT CHANGE ORDER

C.O.#	2
DATE	9/29/2014
PROJECT #	
CONTRACT DATE	
P.O.#	

PROJECT:	PRV
CONTRACTOR:	Van Con, Inc 1825 North Mountain Springs Pkwy Springville, Utah 84863

This Change Order amends the above referenced Construction Contract between the CONTRACTOR and OWNER. Unless specified otherwise, all provisions of the Contract Documents remain unchanged and apply to the Work defined herein. The prices set forth include all "overhead and profit" and represent the full cost to the OWNER for the Work.

Item	Description	Est. Qty.	Unit	Unit Price	Change In Contract Price
c.o.2-1	New Tapping Sleeve	1	LS	\$ 6,711.60	\$ 6,711.60
c.o.2-2	Removal and Installation costs	1	LS	\$ 1,392.50	\$ 1,392.50
c.o.2-3	Contractor Mark up	1	LS	\$ 1,215.62	\$ 1,215.62
c.o.2-4	Bedding sand and backfill	83	TN	\$ 11.24	\$ 932.92
c.o.2-5	Asphalt Patching	140	SF	\$ 6.09	\$ 852.60
c.o.2-6					\$ -
c.o.2-7					\$ -
c.o.2-8					\$ -
c.o.2-9					\$ -
c.o.2-10					\$ -
c.o.2-11					\$ -
c.o.2-12					\$ -
c.o.2-13					\$ -
c.o.2-14					\$ -
c.o.2-15					\$ -
c.o.2-16					\$ -
c.o.2-17					\$ -
Net Contract Price Change					\$ 11,105.24

NARRATIVE

1. New tapping sleeve, 12" m] sleeve, and megalugs.
 2. To remove sleeve provided by city, and install new replacement sleeve as supplied by contractor
 3. Contractor markup of 15% for Items 1 and 2 above.
 4-5. To repair path after washout due to falling tapping sleeve.

CONTRACT TIME SUMMARY	New Completion Deadline
Description	
Extension granted due to circumstances beyond contractor's control (sleeve	10/6/2014

CONTRACT PRICE SUMMARY	PO #	Date	Amount
Description			
Original Contract Price	168536		\$ 145,245.00
Total, Change Orders #1	n/a	n/a	\$ 17,004.97
Change Order #2			\$ 11,105.24
Total Contract Price including Change Orders			\$ 173,355.21

CONTRACTOR	<i>[Signature]</i>	DATE	11-26-14	PROJECT ENGINEER	<i>[Signature]</i>	DATE	11-26-14
CITY ATTORNEY		DATE		PURCHASING		DATE	
MAYOR		DATE		FINANCE		DATE	